**Central West Focus Area**

**Revisions to Planning Principles (In Progress)**

**April 30, 2013**

*The following presents revisions made by the Steering Committee at its meeting on* ***April 30, 2013***

**PRINCIPLE #1**

**Pre-Meeting:**

**Create a Strong Sense of Place:** The Central West Focus Area plan will promote the creation of a vibrant sense of place, respecting its character as a comfortable tree-lined community that is home to important Chapel Hill institutions and that will serve as a gateway to Carolina North.

**Revised:**

**Create a Strong Sense of Place:** The CWFA plan will promote the creation of a vibrant sense of place, respecting its character as a comfortable, tree-lined residential community that is also home to important Chapel Hill institutions and a major gateway to Carolina North.

**PRINCIPLE #2**

**Pre-Meeting:**

**Ensure Community Compatibility:** New development will provide a compatible bridge between the well-established residential character of the area and the new character that will evolve on and around Martin Luther King Jr. Blvd. near the Carolina North campus.

**Revised:**

**Ensure Community Compatibility:** Development will provide a compatible bridge between the well-established residential and institutional uses and the new uses that will evolve around the intersection of Martin Luther King Jr. Blvd./Estes Drive near the Carolina North campus.

**PRINCIPLE #3**

**Pre-Meeting:**

**Create Community Connections:** New development in Central West should create places that foster a strong sense of community and allow people to meet, both formally and informally.

**Revised:**

**Create Social Connections:** New development in Central West should create places that foster a strong sense of community and allow people to meet, both formally and informally.

**PRINCIPLE #4—No changes made by the SC**

**Improve Physical Connections:** New development should provide multiple means of moving within and through the area; improved physical connections between the area and the Town as whole should be explored.

**PRINCIPLE #5—To be discussed by the SC at its 5/7 meeting**

**Minimize Traffic Impacts:** The Central West Focus Area plan recognizes the limited capacity of the existing road network and includes land use, transit, and circulation options that can minimize negative impacts on traffic and quality of life in the area.

**PRINCIPLE #6—To be discussed by the SC at its 5/7 meeting**

**Enhance the Pedestrian/Bicycle Experience:** Building a high quality bicycle and pedestrian system that ensures thesafe, comfortable, and convenient access for both pedestrians and bicycles is of paramount importance in the area.

**PRINCIPLE #7—To be discussed by the SC at its 5/7 meeting**

**Foster Transit Connections:** The location of this area on a major transit route and the increased activity that will come with the development of Carolina North and new, higher density destinations and services in the Central West Area require improved transit service and connections.

**PRINCIPLE #8**

**Pre-Meeting:**

**Encourage a Diverse Mix of Uses:** A balanced mix of uses will be provided to allow for the provision of walkable destinations and to encourage strong local support for new commercial activities.

**Revised:**

**Encourage a Diverse Mix of Uses:**  Create a new mix of uses that encourage walkable destinations and attract local patrons.

**PRINCIPLE #9**

**Pre-Meeting:**

**A Diverse Population:** New development in the Central West Focus Area should strive to serve broad socio-demographic range of Chapel Hill residents, workers, and visitors.

**Revised:**

**Promote a Diverse Population:** The area shall serve a broad socio-demographic range of Chapel Hill residents, students, workers, and visitors**.**

**PRINCIPLE #10**

**Pre-Meeting:**

**Respect Existing Neighborhoods:** New development patterns in Central West will respect the integrity of the well-established communities in the area and will provide measures that enhance the character and value of those areas.

**Revised:**

**Respect Existing Neighborhoods:**

Development patterns will respect the integrity of the well-established neighborhoods and enhance their character and quality of life.

**PRINCIPLE #11**

**Pre-Meeting:**

**Inclusion of Green Design:** Future development in the Central West Focus Area will emphasize environmental protection through the use of low-impact storm water management, green building practices, and environmentally conscious site design.

**Revised (in process):**

**Promote Green Design Practices:** Development will emphasize environmentally conscious design.

[Note: The word “promote” is under discussion by SC members. This will be revisited at the 5/7 meeting.]

**PRINCIPLE #12**

**Pre-Meeting:**

**Celebrate Natural Resources:** Development in the Central West Focus Area should celebrate and capitalize on the area’s significant and character-contributing natural features, including its tree canopy, water features, and varied terrain.

**Revised (in process):**

**Feature Natural Resources:** Development should enhance and capitalize on the area’s significant and character-contributing natural features, including its tree canopy, water features, and varied terrain.

[Note: Edits are in process for this principle and will be revisited at the 5/7 SC meeting.]